

**VILLAGE OF SOUTH BLOOMING GROVE  
PLANNING BOARD  
Regular Meeting  
April 24, 2026**

**Members Present:**

Chairman Solomon Weiss  
Dov Frankel  
Abraham Klepner  
Simon Schwartz  
Eli Hiller

**Members Absent:**

Yoel Ungar (Alternate)

**Also Present:**

Daniel Kraushaar, Village Planning Board Attorney  
Tom Shepstone, Village Planner  
Joel Stern, Assistant to the Mayor

The meeting was called to order at 10:00 AM, followed by the pledge of the flag.

**Approval of Previous Minutes**

Minutes of the March 6, 2026 meeting were distributed, followed by a motion made by Weiss, seconded by Hiller, and unanimously carried to approve them as presented.

**Amendment to Agenda**

Planner Shepstone recommended adding a well subdivision at Route 208 & Clove Road to the meeting agenda. A motion was made by Weiss, seconded by Hiller, and unanimously carried to formally add the project to the agenda.

**OLD BUSINESS:**

**55 Mangin**

The applicant presented the project, which has already received a public hearing and was conditionally approved, as a request for reapproval as a residential multi-family dwelling as instructed by the NY Attorney General's office for issuance of condominium resolution.

Shepstone explained the Village provides for residential multi-family uses as Conditional Uses in the Village Zoning code, and has previously recommended, out of an abundance of caution, a public hearing to classify several previously approved projects as residential multi-family uses, with no other changes to their approval or conditions thereof. Also, it has been determined no new hearing is necessary in cases where one was previously conducted and no physical changes have been made or are proposed.

At the January 30, 2026 regular meeting, the Planning Board approved a Type II SEQRA Resolution to classify all minor project modifications or reclassifications as Type II Actions under The State Environmental Quality Review Act (SEQRA). The resolution complies with SEQRA provisions allowing the Village to establish its own Type II list so long as it meets the following three conditions:

1. The modification shall not have a significant adverse impact on the environment based on SEQRA criteria.
2. The modification shall not result in the project rising to the threshold of a Type I SEQRA Action.
3. The modification shall not result in the material increase in density or floor area.

A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to grant Conditional Approval of 55 Mangin as a residential multi-family dwelling subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.
4. Any previously approved conditions of approval.

**NEW BUSINESS:**

**317 Lake Shore Drive**

The applicant presented the project as a request for approval as a residential multi-family dwelling as instructed by the NY Attorney General's office for issuance of condominium resolution.

Following brief discussion, a motion was made by Weiss, seconded by Schwartz, and unanimously carried to schedule the public hearing for 317 Lake Shore Drive on May 29th, 2026 at 10:00 AM at Village Hall.

**336 Lake Shore Drive**

The applicant presented the project as a request for approval as a residential multi-family dwelling as instructed by the NY Attorney General's office for issuance of condominium resolution.

Following brief discussion, a motion was made by Hiller, seconded by Schwartz, and unanimously carried to schedule the public hearing for 317 Lake Shore Drive on May 29th, 2026 at 10:00 AM at Village Hall.

**2 Old Town Road / 2 Strawberry Lane**

Mr. Uri Deutsch presented the project as a boundary line adjustment (lot combination). Effectively, the owner of the property at 2 Strawberry Lane has agreed to adjust the boundary to provide more land to the owner of 2 Old Town Road. Shepstone explained the project is a Type II Classification under the State Environmental Quality Review Act (SEQRA).

Planning Board Attorney Kraushaar advised revising the draft resolution to include the name of both property owners.

A motion was then made by Schwartz, seconded by Klepner, and unanimously carried to grant Conditional Approval of 2 Old Town Road / 2 Strawberry Lane as a boundary line adjustment (lot combination subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.
4. Conformance with Village Attorney advisement to list both property owners on resolution.

### **Route 208 & Clove Road**

Stern presented the project as a subdivision at parcels 204-1-5 and 204-1-6 that would ultimately provide two wells (with a 200 foot radius) to be donated to the Village. Shepstone clarified his office would determine whether a GML Section 239 review would be required.

Following brief discussion, a motion was made by Hiller, seconded by Schwartz, and unanimously carried to schedule the public hearing for 208 & Clove Road on May 29th, 2026 at 10:05 AM at Village Hall.

### **Route 208 & Chestnut**

Michael Morgante, P.E. presented the project as Phase III, two proposed 4-story buildings and the extension of Chestnut Drive to Route 208. He explained the current progress in concert with NYS Department of Transportation, the developer's payment to upgrade water and sewer provision, stormwater and road widening. Further, the project will exceed parking requirements with a total of 133 parking spaces.

Notably, the developer has donated a 30 foot road dedication to the Village. Recently, the Village of South Blooming Grove Zoning Board of Appeals approved a height and building variance to increase the allowance from 35 feet to 51 feet. Shepstone confirmed no new comments were received from the County Planning office pursuant to GML Section 239. Stern noted the developer has been very cooperative with the Village.

Shepstone presented for a Full Environmental Assessment Form (Parts 1, 2 and 3) for review, along with his recommendation to classify the project as a Negative Declaration under SEQRA, which was approved on a motion made by Schwartz, seconded by Hiller, and unanimously carried.

A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to approve the project as a multi-family dwelling. a Negative Declaration under the State Environmental Quality Review Act (SEQRA).

A motion was made by Weiss, seconded by Klepner, and unanimously carried to grant Conditional Approval of the project subject to the following conditions:

1. Payment of all impact fees, including but not limited to recreation fees.
2. Reimbursement of all Village professional fees incurred.
3. Conformance with all requirements of the Village Engineer and legal representatives.

### **Adjournment**

There being no other business to come before the Planning Board, Frankel moved to adjourn the meeting. This was seconded by Schwartz and unanimously carried.